
Agenda Item: Northgate West– Preliminary Plat
Date: December 28, 2016 *ESC*
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Staff Recommendation

That the Plan and Zoning Commission rescind the Northgate West Preliminary Plat approved by Council on April 21, 2014.

That the Plan and Zoning Commission recommend City Council approval of the Northgate West Preliminary Plat.

Project Summary

Northgate West is a proposed 88.406 acre preliminary plat zoned R-2 and R-3 restricted to single family residential located on the north side of NW 54th Street, west of the recently approved Northgate East Development. The proposed preliminary plat consists of 241 single-family lots, several street lots, Lot 'P', a 4.10 acre park to be deeded to the City and three outlots. Outlot 'Z' will be deeded to the City to allow control of the floodplain along Four Mile Creek. Outlots 'X' and 'Y' will contain stormwater detention areas for the development and will be owned and maintained by a homeowners association.

The only change in the preliminary plat that was approved in 2014 and the proposed preliminary plat is the additional lots added around 'Lot P'. The 2014 Northgate West preliminary plat showed 238 lots. The developer requested the three additional lots with the proposed preliminary plat to offset costs involved with improvements to the creek associated with the Northgate East final plat and site plan. The developer is required to make improvements to the creek bed prior to the City accepting the land to account for some of the required Northgate parkland dedication. The Developer made the request to the Parks Department and the Parks Department agreed to the additional lots if the Developer rearranged the lots so the parkland would have frontage on the two collector streets (NE Trilein Drive and NE 62nd Street). The Northgate development will still meet the City's parkland dedication requirements with the proposed change in 'Lot P'.

Project Report

Streets: Streets in the development include, NE 55th Street, NE 56th Street, NE 57th Street, NE 57th Court, NE 58th Street, NE 59th Street, NE 59th Court, NE 60th Street, NE 61st Street, NE 62nd Street, NE Hillcrest Drive, NE Trilein Drive and NE Northgate Drive. NE Trilein

Drive, NE Northgate Drive and NE Hillcrest Drive are north south streets and the remaining streets are east west streets. NE Trilein Drive and NE 62nd Streets are classified as collector streets. Street development has remained consistent with the previously approved preliminary plat.

Water: Water will be extended from the south side of NE 54th Street and loop with the previously developed Northgate plats. Ten inch water will run along NE Trilein Drive and NE 62nd Street and eight inch water will be extended throughout the remainder of the development.

Sewer: Sanitary sewer will be extended from the trunk sewer located in the southwest corner, along Four Mile Creek and from the previously developed Northgate Plats.

Drainage: The subject site is part of the Four Mile Creek watershed and generally drains to the west towards Four Mile Creek. There are three stormwater detention areas planned at the western edge of the development.

Park site: Parksit for the entire Northgate Development was calculated as a whole. The developer is proposing to deed Outlot P (4.10 acres) and Outlot Z to the City to meet a portion of the parksit dedication requirements for the overall development. Parksit dedication agreements will be required for final plats proposed to be approved prior to the platting and deeding of the parkland to the City. Overall, once completely developed, the Northgate Development will meet the City's Parkland dedication requirements.